

116.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,200 / 644,200

USE VALUE:

644,200 / 644,200

ASSESSED:

644,200 / 644,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: EASTMENT LAURA/ TRUSTEE	
Owner 2: 263 FOREST STREET REALTY TRUST	
Owner 3:	

Street 1: 263 FOREST ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: EASTMENT LAURA -	
Owner 2: -	

Street 1: 263 FOREST STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Vinyl Exterior and 1275 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6013.000	220,800	3,100	420,300	644,200		74485
							GIS Ref
							GIS Ref
							Insp Date
							06/07/19



USER DEFINED

Prior Id # 1:	74485
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:18:39
LAST REV	
Date	Time
12/06/21	11:55:37
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	220,800	3100	6,013.	420,300	644,200		Year end	12/23/2021
2021	101	FV	214,000	3100	6,013.	420,300	637,400		Year End Roll	12/10/2020
2020	101	FV	214,000	3100	6,013.	420,300	637,400	637,400	Year End Roll	12/18/2019
2019	101	FV	195,700	3100	6,013.	426,300	625,100	625,100	Year End Roll	1/3/2019
2018	101	FV	198,000	3100	6,013.	318,200	519,300	519,300	Year End Roll	12/20/2017
2017	101	FV	198,000	3100	6,013.	288,200	489,300	489,300	Year End Roll	1/3/2017
2016	101	FV	198,000	3100	6,013.	276,200	477,300	477,300	Year End	1/4/2016
2015	101	FV	186,600	3100	6,013.	234,200	423,900	423,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTMENT LAURA,	79169-19	1	11/18/2021	Convenience		1	No	No	
	19250-587		8/1/1988		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2019	361	Alterati	1,930	C				
6/11/2014	651	Re-Roof	5,980					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2019	Meas/Inspect	DGM	D Mann
9/4/2018	Meas/Inspect	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
12/5/2008	Meas/Inspect	345	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013	Sq. Ft.	Site			0	70.	1.00	5									420,274						420,300	

Total AC/Ha: 0.13804 Total SF/SM: 6013 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 420,274 Spl Credit: Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH														
Type:	6 - Colonial		Full Bath:	1	Rating:	Average	643-5206 SCUTTLE.																						
Sty Ht:	2 - 2 Story		A Bath:		Rating:																								
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:																								
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																								
Frame:	1 - Wood		1/2 Bath:		Rating:																								
Prime Wall:	4 - Vinyl		A HBth:		Rating:																								
Sec Wall:		%	OthrFix:		Rating:																								
Roof Struct:	1 - Gable		OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1																						
Color:	YELLOW		A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																						
View / Desir:			Frl:		Rating:		Other																						
GENERAL INFORMATION						WSFlue:		Rating:	Upper																				
Grade:	C - Average		CONDOS INFORMATION						Lvl 2																				
Year Blt:	1913	Eff Yr Blt:							Lvl 1																				
Alt LUC:		Alt %:							Lower																				
Jurisdct:		Fact: .							Totals RM: 5 BR: 2 Baths: 1 HB																				
Const Mod:			REMODELING						RES BREAKDOWN																				
Lump Sum Adj:									Exterior:	No Unit	RMS	BRS	FL																
INTERIOR INFORMATION						Interior:	1	5	2																				
Avg Ht/FL:	STD		Functional:		%							Additions:																	
Prim Int Wal:	2 - Plaster		Economic:		%							Kitchen:																	
Sec Int Wall:		%	Special:		%							Baths:																	
Partition:	T - Typical		Override:		%							Plumbing:																	
Prim Floors:	3 - Hardwood		DEPRECIATION						Electric:																				
Sec Floors:		%	Total:	31	%							Heating:																	
Bsmnt Flr:	12 - Concrete								General:																				
Subfloor:			CALC SUMMARY						COMPARABLE SALES						SUB AREA														
Bsmnt Gar:			Basic \$ / SQ:	130.00								Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL												
Electric:	3 - Typical		Size Adj.:	1.35000002													Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Insulation:	2 - Typical		Const Adj.:	0.99989998													FFL	First Floor	675	175.480	118,451								
Int vs Ext:	S		Adj \$ / SQ:	175.482													BMT	Basement	600	52.640	31,587								
Heat Fuel:	2 - Gas		Other Features:	58500													SFL	Second Floor	600	175.480	105,289								
Heat Type:	3 - Forced H/W		Grade Factor:	1.00													PAT	Patio	289	3.550	1,025								
# Heat Sys:	1		NBHD Inf:	1.00000000													STG	Storage	75	8.670	650								
% Heated:	100	% AC:	NBHD Mod:														EFP	Enclos Porch	65	69.100	4,492								
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00												Net Sketched Area: 2,304 Total: 261,494												
% Com Wal		% Sprinkled	Depreciation:	99198									Juris. Factor:		Before Depr:	175.48													
			Depreciated Total:	220796									Special Features:	0	Val/Su Net:	95.83													
													Final Total:	220800	Val/Su SzAd:	173.18													
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:		IMAGE						AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS												PARCEL ID 116.0-0002-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	10X18	A	AV	1915	28.89	T	40	101			3,100		3,100												
More: N	Total Yard Items:	3,100		Total Special Features:			Total:	3,100																					